

# TOWN OF NEWSTEAD - PLANNING BOARD MINUTES

January 15, 2007

PRESENT: Tom Cowan, Chairman  
Terry Janicz  
John Olaf  
Don Hoefler  
John Potera  
Andy Kelkenberg  
Rick Meahl  
Christine Falkowski, Recording Clerk  
John Good, Code Enforcement Officer

The Planning Board meeting was called to order by Tom Cowan at 7:30PM.

## Work Session

Planning Board training – Wendel is sponsoring a session at Clarence High School on February 6<sup>th</sup>. John asked if he could attend that vs. taking tests in-house. Also, how many credit hours would apply to the four hours required annually by NYS?

Used auto sales/auto repair–Sulzbach 13800 Main Road – Application has been submitted, therefore, any rezoning would not affect this site. Don is preparing site plan changes and drainage calculations for presentation soon.

## Minutes Review

John Potera motioned to approve the minutes of December 11, 2006, seconded by Don:

Tom Cowan	-Aye
Terry Janicz	-Aye
John Olaf	-Aye
Andy Kelkenberg	-Aye
Don Hoefler	-Aye
John Potera	-Aye
Rick Meahl	-Aye

## Special Use Permit Renewals – 2007

- Triple G Small Engine Repair
- Buffalo Drilling
- Champion Auto Locators
- Sprint/Global Signal Tower (expires 2/10/07)

John Potera made a motion to recommend that the Town Board renew these special use permits, seconded by Terry:

Tom Cowan	-Aye
Terry Janicz	-Aye
John Olaf	-Aye
Andy Kelkenberg	-Aye
Don Hoefler	-Aye
John Potera	-Aye
Rick Meahl	-Aye

John Potera made a motion to recommend that the Town Board re-issue or renew the Sprint/Global Signal cell tower special use permit at 11167 Main Road, seconded by Terry but **removing** the following conditions from 1997: (1) that any future tenant first obtain approval of Town Board and (2) that the tower structure be certified by an engineer at the end of 10 years and thereafter as may be required by the Town and (3) that the permit run for a 10 year period, but renewed at the end of 10 years.

Tom Cowan	-Aye
Terry Janicz	-Aye
John Olaf	-Aye
Andy Kelkenberg	-Aye
Don Hoefler	-Aye
John Potera	-Aye
Rick Meahl	-Aye

**Site Plan - Cricket Communications, Inc. – Co-location on Sprint/Global Cell Tower**  
**11167 Main Road**

Paul Castelli appeared, representing Cricket. The reason this co-location request is here is because there was a condition placed on the special use permit issued in 1997 that any future tenants must first obtain Town Board approval. Normally a building permit only is required for co-location. The tower is 195' and has five other antennas. This antenna will be placed at the 120' level. A structural analysis was performed revealing that additional supports must be built in at the 60 – 80' level. Wendel Duchscherer reviewed the application and issued a memo dated 1/15/07 with the comment that recommendations in the structural analysis should be followed if any changes to this plan or future additions to the tower are proposed. The application was referred to Erie County Planning who responded on 1/10/07 with no recommendation.

John Potera made a motion to recommend that the Town Board approve this co-location site plan, seconded by Rick:

Tom Cowan	-Aye
Terry Janicz	-Aye
John Olaf	-Aye
Andy Kelkenberg	-Aye
Don Hoefler	-Aye
John Potera	-Aye
Rick Meahl	-Aye

**Site Plan Application/Special Use Permit**  
**Used Auto Sales – 11720 Main Road – Tom Blair**

Tom Blair was granted a variance by the Zoning Board of Appeals on December 28, 2006 for a 30' front yard setback vs. the required 50', with the condition that (a) 30' of greenspace in front of where the cars would be parked (grass, plantings) (b) maximum of 10 cars (c) for parking lot only; not applicable to any buildings (d) used motor vehicles only as per variance request application (e) all Planning Board and Town Board recommendations also be followed. Please note that the Zoning Board minutes are currently unofficial.

There was discussion about determining whether there is sufficient space for ingress, egress and to reasonably display eight vehicles, including two for customer parking. It was suggested that extending the customer parking spots to the east and parking them parallel to Main Road would lessen congestion at the entrance. A parking spot for a small vehicle is 9' x 20'. A truck would be even larger. The maximum number of parking/display spots to reasonably park and access the lot are not shown on the plan. It is understood that if they were shown, they would be parked in one row to the rear with each vehicle facing outward. It appears that the depth of the parking lot is approximately 27'. The Board would like to see the lot paved and striped within two years.

One of the customer spots will have a handicapped parking sign, but the Board would like the second one to say "customer parking" or "visitor parking". The Board would like to see an actual rendering to include materials and color of the "T&T Tire & Auto" sign.

A condition of the previous application was that a grading and drainage plan with elevations and contour lines showing how the water will be drained off of the parking lot be submitted. If a swale is to be created to handle the lot runoff to a given point, it must be shown on the plan. Wendel Duchscherer may be able to provide contours for the area to assist in this matter.

Christine will check to see how many posts Newstead Fire Company requested be placed around the fire hydrant.

A letter will be written to Mr. Blair, and this item will be placed on the agenda for the next meeting.

## **Planning Board Minutes**

**January 15, 2007**

**Page 3**

### **Concept Plan – Rezoning of Scotland & Indian Falls Road**

Peter Henley delivered a color concept plan to Tom Cowan, who distributed copies to the Board. A previous meeting was held on Thursday, January 11, 2007 with Peter Henley, Douglas Klotzbach, Tom Cowan, Wendel Duchscherer, John Good and Christine to discuss this plan. Peter would like to rezone all except Northeast Caissons and Rattles to Reading to light industrial. The piece along Scotland Road would be rezoned to R-3 per a previous request from the Planning Board a number of years ago. The reason is to provide a residential buffer (from L-1 which allows adult uses) along this residential stretch of road, which includes a church. Peter does not plan to sell the L-1 zoned property, but lease out parcels to light manufacturing tenants. There is a 16' height restriction at the Akron Airport crosswinds runway at Scotland, which may be somewhat limiting. Public sewer and water are not available to this area. Peter stated that Northeast Caissons is on a sand filter. Whether the utilities are private or public is not a concern to Peter as he is prepared to deal with either. Wendel was concerned that the decision to possibly extend Village sewer to this site be considered prior to rezoning.

Tom remembers the master plan suggesting that commercial development be encouraged. Did that idea include light manufacturing? Tom asked the Board to become familiar with the master plan for the next meeting.

John Potera made a motion to adjourn the meeting at 9:30PM, seconded by Don and all approved.

Respectfully submitted,

Christine Falkowski  
Recording Clerk